

SECTION 1 RESIDENTIAL DISTRICTS

11.01 TH - TOWNHOME DISTRICT

11.02 GENERAL PURPOSE AND DESCRIPTION:

The TH, Townhome District provides for the development of attached residential dwelling units in structures built to accommodate three to eight units per structure. Residential density in the TH District allows a medium-range density not to exceed twelve (12) units per net acre. Open space is encouraged in this District through provisions set forth in the standards for the District. (Ordinance No. 98-04-03)

11.03 PERMITTED USES

- A. Uses permitted in the TH District are outlined in Article II, Section 3

11.04 AREA REGULATIONS (ZA05-0002)

A. Size of Yards

1. **Minimum Front Yard** - Twenty feet (20')
2. **Minimum Side Yard**
 - a. Five feet (5') from a side property line when adjacent to open space lots or amenity center lots
 - b. Fifteen feet (15') from a side property line when adjacent to detached residential dwelling units
 - c. Twenty feet (20') from a dedicated street

- B. **Structure Separation** - Structures on the same parcel shall have the following minimum distance between structures:

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Ten feet (10') between buildings without openings (windows); fifteen feet (15') between buildings with openings and when adjacent to side street; sixty feet (60') when building is in excess of one story in height and adjacent to Single Family Zoning District
3. **Minimum Rear Yard** - Twenty feet (20'); sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District

C. Size of Lots:

1. **Minimum Lot Area** - Two thousand, five hundred (2,500) square feet
2. **Minimum Lot Width** - Twenty feet (20')

3. **Minimum Lot Depth** - One hundred feet (100')
- D. **Minimum Dwelling Area** - One thousand (1000) square feet, see Article IV, Section 9.02
- E. **Maximum Height** - Two (2) stories no greater than forty (40) feet (Z2000-52; Ordinance No. 00-11-16)
- F. **Maximum Lot Coverage:** Sixty-five percent (65%) by buildings including accessory buildings.
- G. **Parking Regulations:**
 1. **Single-Family Dwelling Unit** - Two (2) spaces per unit
 - a. See Off-Street Parking and loading Requirements), Article IV, Section 4
- H. **Other Regulations**
 1. Accessory Building and Use Regulations, Article IV, Section 7
 2. Special and Additional Supplementary Regulations, Article IV, Section 9
 3. Screening Fences and Wall Standards, Article IV, Section 5

11.05 USABLE OPEN SPACE REQUIREMENTS (Z98-45; Ordinance No. 99-01-39; ZA2002-0021)

Each parcel of land, developed under TH standards, shall provide usable open space totaling fifteen percent (15%) of the area of a TH development. The fifteen percent (15%) shall be computed on the percentage of total platted area in a TH subdivision, excluding thoroughfares with right-of-way greater than 60 feet. Areas provided as usable open space shall meet the following criteria:

- A. All residential lots must be located within 1,200 feet of usable open space as measured along a street. In order to preserve native trees or should a property have unique topography, size, or configuration, this distance may be increased by the Planning & Zoning Commission and/or City Council.
- B. All open space areas shall be minimum of 20,000 square feet with no slope greater than 10% and no width less than 50 feet. The Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable, if it is determined that such areas are environmentally or aesthetically significant.
- C. Open space areas must be easily viewed from adjacent streets and homes. Open space areas must abut a street on a minimum of 33% of the perimeter of the open space. However, the perimeter street requirement may be reduced to 28% with Planning & Zoning Commission approval of the preliminary plat when:

- preserving native trees;
- preserving natural geographic features; or
- physical constraints such as overall property size, configuration, or topography exist.

D. Landscaping, sidewalks, and amenities such as tennis courts and swimming or wading pools may be located within usable open space areas. Open space areas containing buildings other than gazebos and pavilions, driveways, parking areas, overhead electrical transmission lines, and drainage channels and detention areas shall not be calculated as usable open space.

E. Open space shall contain one minimum three (3") inch caliper shade tree for every 1,000 square feet of required open space. The tree shall be maintained in a healthy and growing condition, and must be replaced with trees of similar variety and size if damaged, destroyed, or removed. A landscape plan must be approved prior to approval of the final plat.

The Planning & Zoning Commission and/or City Council may prohibit the creation of any common open space area if it is determined that such area would be a security or safety concern, difficult to maintain, or an unreasonable financial burden to the homeowners association.

11.06 MAINTENANCE REQUIREMENTS FOR COMMON AREAS (Z98-45; Ordinance No. 99-01-39)

In accordance with the Subdivision Ordinance, a Homeowners' Association (HOA) shall be established to maintain open space, recreational areas, and other commonly owned facilities. Prior to approval of a final plat, a document establishing the HOA shall be submitted to the city for review and approved by the City Attorney for conformance with this and other applicable ordinances.